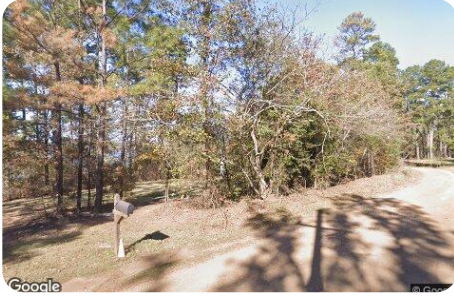


Single Family Residence **RESIDENTIAL**

265 RIDGE ROW

MANY, LA 71449

\$479,525 TopHap Estimate · \$198 / ft² · confidence 66 · as of Jul 14, 2026



2,425 ft²
LIVING AREA

0.93 ac
LOT SIZE

2024
YEAR BUILT

VALUATION

\$480K

\$319K low

\$640K high

Last Sale

\$120,571 · Aug 12, 2020

Est. Owner Equity

\$8,525

Loan-to-Value

93%

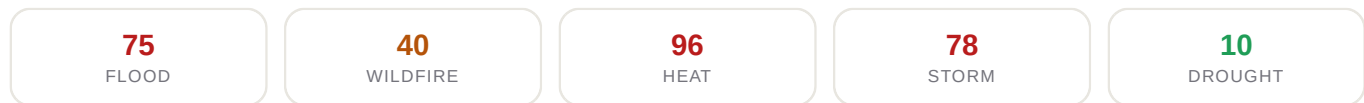
TAX & ASSESSMENT

Property Tax	\$3,618 (2025)
Assessed Value	\$61,170
Previous Assessed	\$15,828
Assessor Market Value	\$611,690

PROPERTY FACTS

Property Type	Single Family Residence
County	Sabine
Lot (acres)	0.93

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 10, 2020	Resale	Deed	\$120,571	\$50	\$109K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Negreet High School	Elementary	PK–12	4.5 mi

District: Sabine Parish School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 71449

120 CRIME INDEX	97 AIR POLLUTION	8,805 POPULATION	\$46K MEDIAN IN-COME	65°F AVG TEMP	63% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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